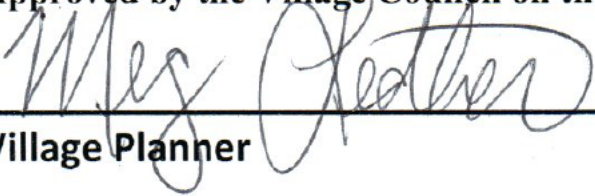


Special Use Zoning District Rezoning from RS-15 to NB-S (residential building, single family; arts and crafts studio; specialty or miscellaneous; medical and surgical offices; professional office; services, personal) located at 3915 Hampson Road, Clemmons, NC described in Forsyth County tax parcel 5892-49-1766 and containing a total of approximately 0.34 acres as shown on the Forsyth County Tax Map and on a site plan in the Village of Clemmons Planning Department office.

Approved by the Village Council on the 13th day of August, 2018.



Village Planner

CONDITIONS FOR C-226

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

PRIOR TO THE ISSUANCE OF ANY PERMITS:

- a. The Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
- b. The Developer shall obtain a grading permit if 10,000 square feet or more is disturbed

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

- a. The Developer shall obtain a driveway permit from the Village of Clemmons and the North Carolina Department of Transportation

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. The Developer shall submit a utility plan for review

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator
- b. Developer shall construct the sidewalk and curb and gutter as shown on the site plan.
- c. Developer shall provide all UDO required bufferyard and streetyard requirements along the property perimeters as defined by the Neighborhood Business District standards along with the Village of Clemmons and Inspections staff for alternate compliance.
- d. Developer shall install any road improvements as required by North Carolina Department of Transportation
- e. Developer shall keep the existing one frame house as the adaptive re-use. If the developer develops a second phase the preservation of the home shall be reviewed during a subsequent rezoning case.